153.0	0007	0011.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	840,700 / 840,700
					USE VALUE:	840,700 / 840,700
					ASSESSED:	840,700 / 840,700

PROPERTY LOCATION

No	Alt No	Direction/Street/City
49		BELLINGTON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	FOWLER DEBORAH A TRUSTEE
Owner 2:	DEBORAH A FOWLER FAMILY TRUST
Owner 3:	
Street 1:	49 BELLINGTON ST
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	FOWLER DEBORAH A -
Owner 2:	-
Street 1:	49 BELLINGTON STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .123 Sq. Ft. of land mainly classified as One Family with a Old Style Building built about 1937, having primarily Wood Shingle Exterior and 1820 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5337.000	375,800	800	464,100	840,700
Total Card	0.123	375,800	800	464,100	840,700
Total Parcel	0.123	375,800	800	464,100	840,700

Source: Market Adj Cost | Total Value per SQ unit /Card: 461.92 /Parcel: 461.92

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 102141

GIS Ref

GIS Ref

Insp Date 04/27/18

!12055!

PREVIOUS ASSESSMENT

Parcel ID: 153.0-0007-0011.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	375,800	800	5,337.	464,100	840,700		Year end	12/23/2021
2021	101	FV	365,000	800	5,337.	464,100	829,900		Year End Roll	12/10/2020
2020	101	FV	365,000	800	5,337.	464,100	829,900	829,900	Year End Roll	12/18/2019
2019	101	FV	275,800	800	5,337.	435,100	711,700	711,700	Year End Roll	1/3/2019
2018	101	FV	275,800	800	5,337.	359,700	636,300	636,300	Year End Roll	12/20/2017
2017	101	FV	275,800	800	5,337.	330,700	607,300	607,300	Year End Roll	1/3/2017
2016	101	FV	275,800	800	5,337.	301,700	578,300	578,300	Year End	1/4/2016
2015	101	FV	260,800	800	5,337.	295,900	557,500	557,500	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	13:47:26

LAST REV

Date	Time
07/26/18	11:18:32
mmcmakin	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12055

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
FOWLER DEBORAH	71146-353	1	6/12/2018	Convenience	99	No	No		
FRANTZ ANNE	27620-19		8/28/1997		190,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/16/2002	556	Alterati	13,680	C		G4	GR FY04	RENOVATE INTERIOR
5/14/2002	365	Addition	38,000	C		G4	GR FY04	ADD 2ND FLOOR

ACTIVITY INFORMATION

Date	Result	By	Name
4/27/2018	Meas/Inspect	BS	Barbara S
10/31/2008	Meas/Inspect	189	PATRIOT
4/22/2000	Inspected	276	PATRIOT
12/16/1999	Mailer Sent		
11/22/1999	Measured	264	PATRIOT
7/24/1993		RV	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	102141
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5337		Sq. Ft.	Site		0	80.	1.09	9									464,088						464,100	

Total AC/HA:	0.12252	Total SF/SM:	5337	Parcel LUC:	101	One Family	Prime NB Desc	Brackett	Total:	464,088	Spl Credit		Total:	464,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	15 - Old Style		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	MAUVE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1937	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G4	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Poor

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	135.00
Size Adj.:	1.22692299
Const Adj.:	0.99989998
Adj $ / SQ:	165.618
Other Features:	95750
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	461709
Depreciation:	85878
Depreciated Total:	375831

COMMENTS

OF=SINK IN BMT.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	2002
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

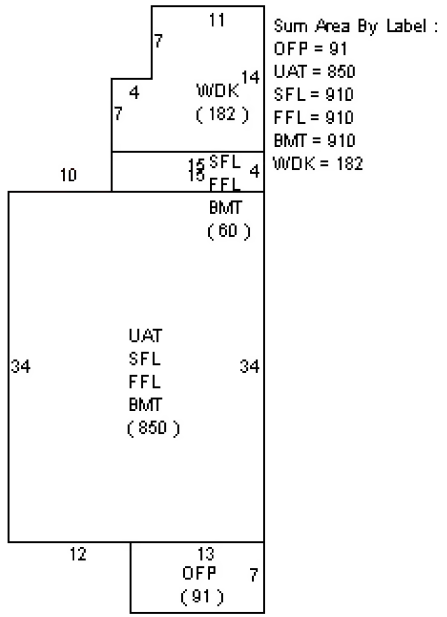
No Unit	RMS	BRS	FL
1	7	3	M
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	165.62
Special Features:	0	Val/Su Net:	116.85
Final Total:	375800	Val/Su SzAd	206.48

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	910	49.690	45,214
FFL	First Floor	910	165.620	150,712
SFL	Second Floor	910	165.620	150,712
UAT	Upper Attic	213	66.250	14,078
WDK	Deck	182	11.490	2,092
OFP	Open Porch	91	34.630	3,151

Net Sketched Area:	3,216			Total:	365,959
Size Ad	1820	Gross Area	3853	FinArea	1820

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

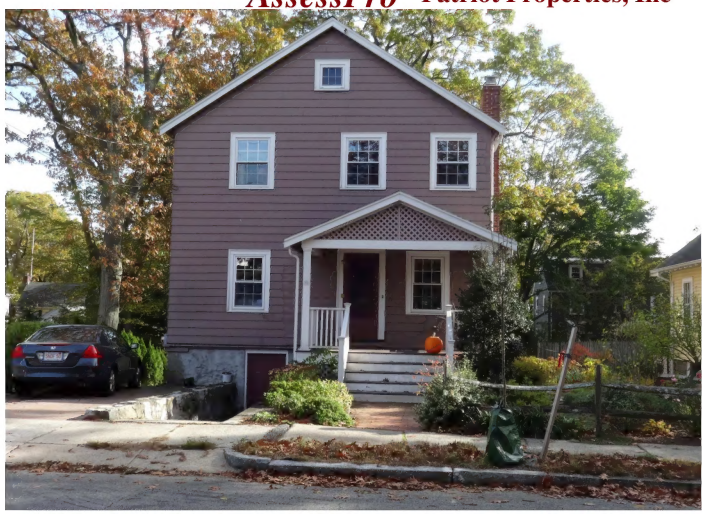
SPEC FEATURES/YARD ITEMS

PARCEL ID

153.0-0007-0011.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
8	Pool A-O	D	Y	1	15	A	AV	2005	58.33	T	11.2	101			800			800

More:	N	Total Yard Items:	800	Total Special Featues:		Total:	800

IMAGE

AssessPro Patriot Properties, Inc